



July 5, 2022

Cordeiro Roofing Ltd.  
88 Horner Avenue,  
Toronto, ON M8Z 5Y3

**Attn: Christian Rossi, Project Manager**

**e: christian@cordeiroroofing.com**

Dear Christian,

**RE: 717 Eglinton Ave. W., Toronto – Terrace Waterproofing Replacement  
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Cordeiro Roofing Ltd. has completed the work at the above noted project on June 2, 2022. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback and statutory declaration.

Based on this certification and in accordance with Section 31 of the Construction Act, the release of holdback shall be due on the 61<sup>st</sup> day after completion.

The date of substantial performance defines the start of the warranty period. The warranty period for the work performed as part of this Contract is 2 years, except for the following items as specified or agreed by you:

- Modified Bituminous Membrane Roofing: 5 years.

Please contact us should you have any questions with regard to the above.

Yours truly,

**Synergy Partners Consulting Ltd.**

A handwritten signature in black ink, appearing to read "Matthew Gelowitz", written over a horizontal line.

Matthew Gelowitz, M.A.Sc.  
Project Manager  
647-881-6252

A handwritten signature in black ink, appearing to read "Blair Gamracy", written over a horizontal line.

Blair Gamracy, B.Arch.Sci, RRO  
Project Director  
647-267-4390

cc: Hector Bustillos, Property Manager  
cc: Brock Seymour, Board President

e: hbustillos@citysitespm.com  
e: brockseymour135@gmail.com

Attachment: Certificate of Substantial Performance  
19TR245N.CSP

FORM 9

**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE CONTRACT  
UNDER SECTION 32 OF THE ACT**

*Construction Lien Act*

City of Toronto

*(County/District or Regional Municipality/City or Borough of  
Municipality of Metropolitan Toronto in which premises are situate)*

717 Eglinton Avenue West

*(Street address and city, town, etc. or, if there is no street address, the location of the premises)*

This is to certify that the contract for the following improvement:

Terrace Waterproofing Replacement

*(short description of the improvement)*

to the above premise was substantially performed on: June 2, 2022

*(date substantially performed)*

Date certificate signed: July 5, 2022



*(Signature of payment certifier where there is one)*

*(Signature of owner and contractor, where there is no  
payment certifier)*

Name of owner: 717 Eglinton West Inc. c/o Times Property Management Inc.

Address for service: 717 Eglinton Avenue West, Toronto, ON M5N 1C9

Name of contractor: Cordeiro Roofing Ltd.

Address for service: 88 Horner Avenue, Toronto, ON M8Z 5Y3

Name of payment certifier: Synergy Partners Consulting Limited

*(where applicable)*

Address: 3200 Dufferin Street, Suite 300, Toronto, Ontario, M6A 3B2

*(Use A or B whichever is appropriate)*

A. Identification of premises for preservation of liens:

LT 4-5 PL 1560 TORONTO; PT LT 6 PL 1560 TORONTO AS IN CA745952; CITY OF TORONTO

*(where liens attach to premises, reference to lot and plan or instrument registration number)*

B. Office to which claim for lien must be given to preserve lien:

*(where liens do not attach to premises)*